

Total area: approx. 167.3 sq. metres (1800.8 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS

4, Goodmanham Road, Market Weighton, YO43 3HU
£550,000







Set on one of the area's most sought after streets, this rarely available detached home combines a generous plot, private south facing garden and the opportunity to create something truly your own, offered with NO ONWARD CHAIN. Beautifully maintained throughout, the accommodation offers excellent flexibility, with a spacious entrance hall, kitchen with dining space, utility and WC, a generous garden facing sitting room, two ground floor bedrooms, one currently used as a second sitting room with French doors, and a shower room. Upstairs are two further bedrooms and a bathroom. Outside is a real highlight. The established south facing rear garden offers an impressive sense of space and privacy, with lawn, mature planting and a large paved seating area. A smart frontage, generous driveway and detached garage complete this particularly appealing home. Homes offering this combination of location, plot and potential are rarely available. Early viewing is strongly recommended.
Tenure: Freehold. East Riding of Yorkshire Council Band: D

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMODATION COMPRISES

ENTRANCE HALL
Wood flooring, ceiling coving, radiator, front entrance door, stairs leading to the first floor, and three fitted cupboards, one of which houses the hot water cylinder.

SITTING ROOM
4.55m x 5.45m (14'11" x 17'10")
Electric fire set within a marble-effect inset and hearth, ceiling coving, wall light points, two radiators, and PVC door leading to the garden.

KITCHEN/DINER
6.79m x 3.01m (22'3" x 9'10")
Fitted with a range of wall and base units incorporating work surfaces and a 1.5-bowl ceramic sink unit, electric hob with extractor hood over, integrated dishwasher, NEFF eye-level double oven with warming drawer below, part-tiled walls, tiled floor, ceiling coving, recessed ceiling lights, and two radiators.

UTILITY
6.79m x 1.99 (22'3" x 6'6")
Fitted with a range of wall and base units incorporating work surfaces and a stainless-steel sink unit, part-tiled walls, tiled floor, recessed ceiling lights, radiator, access to the roof space, and rear entrance door.

WC
Two-piece white suite comprising a low-flush WC and wash hand basin with tiled splashback, and tiled floor.

BEDROOM ONE
3.95m x 4.22m (12'11" x 13'10")
Fitted wardrobe with central dressing table, ceiling coving, wall light points, and radiator.

BEDROOM TWO
3.60m x3.95m (11'9" x12'11")
Wood flooring and PVC French doors leading to the garden.

SHOWER ROOM
2.94m x 1.92m (9'7" x 6'3")
Three-piece white suite comprising a step-in shower cubicle, wash hand basin set within a vanity unit, and low-flush WC.

FIRST FLOOR ACCOMODATION

LANDING
Fitted cupboard, Velux window.

BEDROOM THREE
4.11m x 5.94m (13'5" x 19'5")
Three Velux windows, eaves storage space, and two radiators.

BEDROOM FOUR
4.11m x 3.60 (13'5" x 11'9")
Two Velux window, access to roof space.

BATHROOM
1.87m x 3.09 (6'1" x 10'1")
Three-piece white suite comprising a panelled bath with shower over and shower screen, wash hand basin set within a vanity unit, and low-flush WC, with part-tiled walls, Velux window, recessed ceiling lights, extractor fan, and radiator.

OUTSIDE
Outside is a real highlight of the property, with a generous, beautifully established plot that offers an excellent sense of space and privacy. The south facing rear garden is laid predominantly to lawn, complemented by mature trees, shrubs and colourful planting, with a spacious paved seating area providing the perfect setting for outdoor dining and entertaining. Fenced boundaries and gated side access add practicality and privacy. The property has excellent kerb appeal, with a lawned front garden, established shrubs and a low brick boundary wall. Gated access opens onto a generous driveway providing ample off street parking and leading to the detached garage.

GARAGE
5.58m x 3.32m (18'3" x 10'10")
Up-and-over door, side personnel door, power and lighting.

ADDITIONAL INFORMATION

SERVICES
Main electric, gas, water and drainage.

APPLIANCES
No appliances have been tested by the agent.






